

# PUBLIC AUCTION

## • SPRINGFIELD, MASSACHUSETTS •

- (30) RESIDENTIAL CONDOMINIUM UNITS •
  - (1) COMMERCIAL OFFICE UNIT • (1) STORAGE UNIT •
  - (14) INTERIOR ATTACHED GARAGES •
  - (9) OUTSIDE DETACHED GARAGES •
- "KNOWN AS SUMNER PLACE AT FOREST PARK"*

34 Sumner Avenue SPRINGFIELD, MASSACHUSETTS

★ TO BE SOLD IN ITS ENTIRETY AND INDIVIDUALLY AT THE PREMISES ★

## THURSDAY, JULY 13<sup>TH</sup> AT 11:00 AM

★ CONDOMINIUM UNITS RANGE IN SIZE FROM ±590 S/F TO ±925 S/F ★



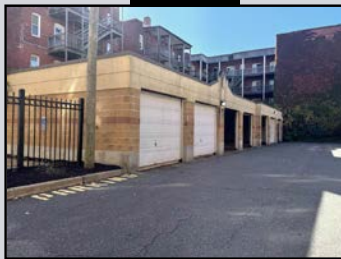
LOBBY



ENTRANCE



INTERIOR GARAGES



OUTSIDE GARAGES

### UNIT NUMBERS

#### (30) CONDOMINIUM UNITS:

- 201, 208, 209, 211, 215, 301, 302, 303, 304, 305, 308, 309, 310, 311, 312, 314, 315, 316, 401, 402, 407, 408, 409, 410, 411, 412, 413, 414, 415 & 417 •

#### (14) ATTACHED GARAGES:

- PB1, PB2, PB3, PB5, PB7, PB12, PB13, PB14, PB15, PB16, PB17, PB19, PB20 & PB21 •

#### (9) DETACHED GARAGES:

- GA1, GA2, GA3, GA5, GA6, GA7, GA8, GA9 & GA10 •

#### (1) RETAIL & (1) STORAGE UNIT:

### FEATURES:

#### BUILDING:

- Four Story Brick Condominium Building •
- ±1¼ Acres of Land (±53,325 S/F) •
- ±122' Frontage on Sumner Avenue • (2) Curb Cuts on Sumner Avenue •
- Public Water & Sewer • Slab Foundation • Flat Roof •
- Passenger Elevator • (4) Common Stairwells •
- Sprinklered (Retail & Storage Spaces, Mechanical Rooms) •
- Central Fire Alarm • Smoke Detectors • Pull Stations •
- Common Amenities: Laundry Room, Storage Rooms, Main Lobby & All Surface Parking Spaces •

#### CONDOMINIUM UNITS:

- Units range in size from ±590 to ±925 S/F •
- (30) One & Two Bedroom Units, (22) Two Bedroom Units & (8) One Bedroom Units •
- (1) Commercial/Office Unit (±2,710 S/F) •
- (1) Storage Unit (±1,498 S/F) •
- Each Unit: Gas-Fired HVAC Units • Central Air Conditioning •
- Sheetrock Walls • Units Individually Metered •
- Carpeted, Vinyl & Ceramic Tile Flooring •

#### INTERIOR GARAGES (ATTACHED):

- (14) One Car Garages • Ranging in Size from ±236 S/F to ±247 S/F •

#### OUTSIDE GARAGES (DETACHED):

- (9) One Car Garages • Ranging in Size from ±260 S/F to ±268 S/F •

### TERMS OF SALE:

**Entirety:** \$75,000.<sup>00</sup> Initial Deposit by Certified or Bank Check.  
**Individual:** \$10,000.<sup>00</sup> Initial Deposit Per Unit, by Certified or Bank Check.  
 Deposits to be increased to 10% of Purchase Price Within 5 Business Days.

5% Buyer's Premium Applies Per Unit.  
 Other Terms To Be Announced At Time Of Sale.

### Sale Per Order Of Mortgagee

Attorney John W. Davis  
 Of The Firm Of Halloran & Sage LLP  
 1380 Main Street, Springfield, Ma  
 Attorney For Mortgagee

**1% BROKER INCENTIVE OFFERED!!!**

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

# PUBLIC AUCTION

• **SPRINGFIELD, MASSACHUSETTS** •

**(30) RESIDENTIAL  
CONDOMINIUM UNITS**

- **RETAIL & STORAGE UNITS** •
  - **(23) ATTACHED & DETACHED GARAGES** •
- "KNOWN AS SUMNER PLACE AT FOREST PARK"*

**34 SUMNER AVENUE  
SPRINGFIELD, MASSACHUSETTS**

To Be Sold In Its Entirety And Individually At The Premises

**THURSDAY, JULY 13<sup>TH</sup> AT 11:00 A.M.**

**Sale Per Order Of Mortgagee**

Attorney John W. Davis  
Of The Firm Of Halloran & Sage LLP  
1380 Main Street, Springfield, Ma  
Attorney For Mortgagee

**TERMS OF SALE:**

**ENTIRETY:** \$75,000.00 INITIAL DEPOSIT BY CERTIFIED OR BANK CHECK.  
**INDIVIDUAL:** \$10,000.00 INITIAL DEPOSIT PER UNIT, BY CERTIFIED OR BANK CHECK.  
DEPOSITS TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.  
5% BUYER'S PREMIUM APPLIES PER UNIT.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



MA Auc. Lic. #161  
PA Auc. Lic. #AY000241L  
Est. 1932

Visit our Website @ [www.posnik.com](http://www.posnik.com)  
Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
(413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc.  
31 Capital Drive  
West Springfield, MA 01089

Presorted  
First Class Mail  
U.S. POSTAGE  
PAID  
Permit No. 12  
Springfield, MA

RETURN SERVICE REQUESTED

**1% BROKER INCENTIVE OFFERED!!!**

Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

**THURSDAY, JULY 13<sup>TH</sup> AT 11:00 A.M.**  
**34 SUMNER AVENUE      SPRINGFIELD, MASSACHUSETTS**



**TERMS OF SALE:**

**ENTIRETY:** \$75,000.00 INITIAL DEPOSIT BY CERTIFIED OR BANK CHECK.  
**INDIVIDUAL:** \$10,000.00 INITIAL DEPOSIT PER UNIT, BY CERTIFIED OR BANK CHECK.  
DEPOSITS TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.  
5% BUYER'S PREMIUM APPLIES PER UNIT.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**1% BROKER'S  
INCENTIVE OFFERED!!!**

**Sale Per Order Of Mortgagee**  
Attorney John W. Davis  
Of The Firm Of Halloran & Sage LLP  
1380 Main Street, Springfield, Ma  
Attorney For Mortgagee

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
(413) 733-5238 (Fax) 731-5946

MA Auc. Lic. #161 • Est. 1932 • PA Auc. Lic. #AY000241L  
Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633